



Blackburn House, Hayton, Aspatria, CA7 2PD

Guide Price **£450,000**



Blackburn House, Hayton, Aspatria, CA7 2PD

- Grade II Listed Georgian House
- Retaining many original features
- Three reception rooms
- Four double bedrooms
- Conservatory entrance to side
- Garage, outbuildings and gardens
- Biomass Boiler
- Commuter village location

A stunning Grade II listed Georgian four bedroom house with outbuildings.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: G



Blackburn House is a stunning Grade II listed Georgian property located in the popular commuter village of Hayton, Aspatia. It benefits from good sized garden, grounds and outbuildings. It has a garage and plenty of off road parking.

Accommodation

The front door opens into a spectacular entrance hallway with oak floorboards and a magnificent sweeping galleried staircase. A w/c is located off the hallway. To the right lies the main reception room with open fire, recessed arch and beautiful cornicing. To the left is a drawing room with dual aspect windows, decorative cornicing and a log burner installed in the fireplace. A further room is currently used in connection with a cake baking business but could easily be returned to a snug/study. The kitchen/diner has modern fitted floor and wall units with fitted electric double oven and built in LPG gas powered five ring burner hob. There is a multi-fuel stove in the corner which also helps heat the water. The rear door leads into the conservatory providing access to the rear of the property. The cellar is accessed for the kitchen pantry and comprises of two rooms with sandstone shelves in each.

The first floor is accessed via the stunning Georgian staircase with an original ceiling rose. The galleried landing leads to the bedrooms and bathroom. The master double bedroom has a decorative fireplace and walk through wardrobe leading to the to the modern shower en-suite with tiled floor and walls and heated towel rail. The remaining three bedrooms are all double in size and provide comfortable accommodation. The family bathroom has a bath, shower cubicle, w/c and wash basin. The bathroom walls are a mixture of tiles, shower boarding and timber paneling.

The property is well decorated throughout and offers family living in grand style.



Externally

The house sits in a plot of around 0.44 acres with wrap around gardens and plenty of room to play and relax. Plentiful parking is available in the courtyard and there is a garage with electrically operated door. There is a large stone barn with lean-tos off each side and there is an outdoor run currently utilised by the owners' pet pig and poultry. On the other side of the courtyard is the biomass boiler room and a further building currently housing a gym.

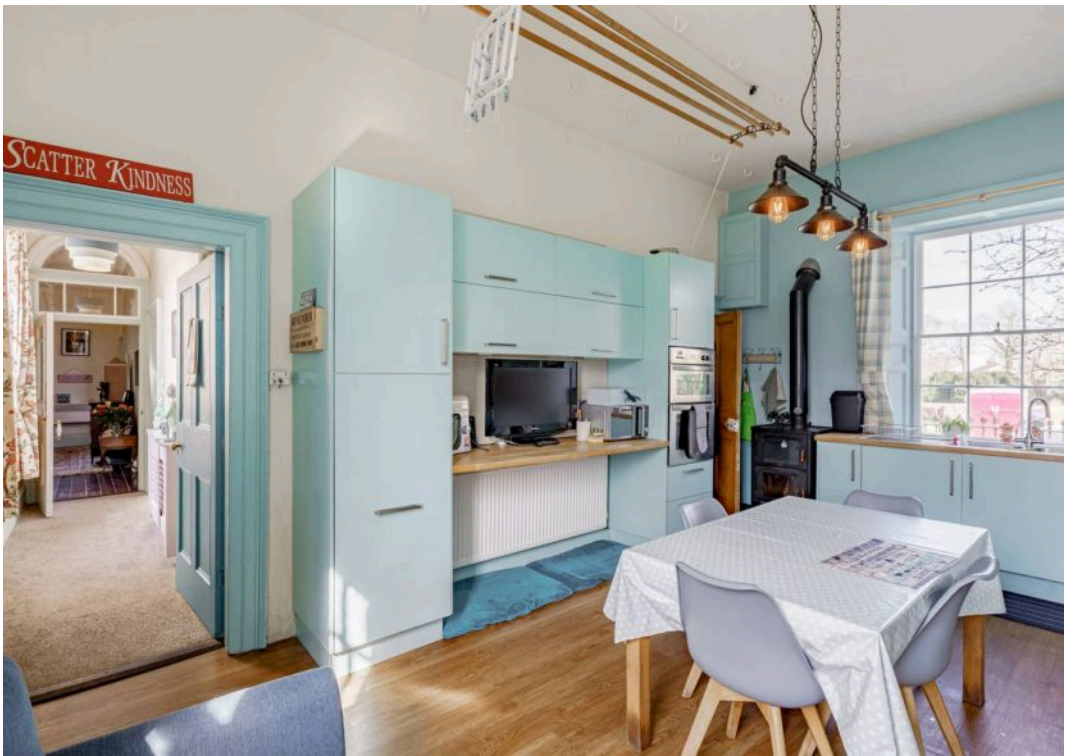
The outbuildings offer a blank canvas to create extra accommodation or expand a hobby, all subject to any necessary consents.

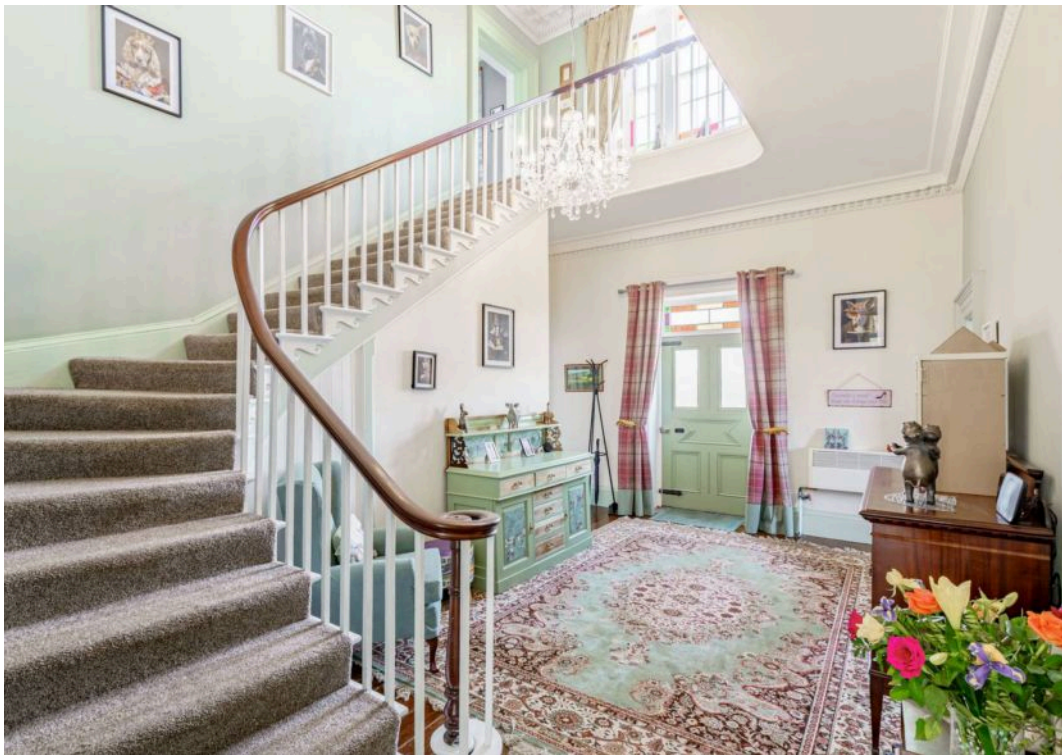
Situation

The property is located in the village of Hayton, around two miles west of Aspatria. The nearest primary school is Oughterside Primary School, located approximately 1 mile away, while the closest secondary school is Beacon Hill Community School, about 2 miles from Hayton. Aspatria Medical Group, the nearest medical practice, is situated approximately 1.8 miles away. Carlisle, with its full complement of shops and services is around 22 miles by car and bus and train services are located in Aspatria. The Lake District boundary is only 9 miles away by car and the sandy beach at Allonby is around 3 miles.

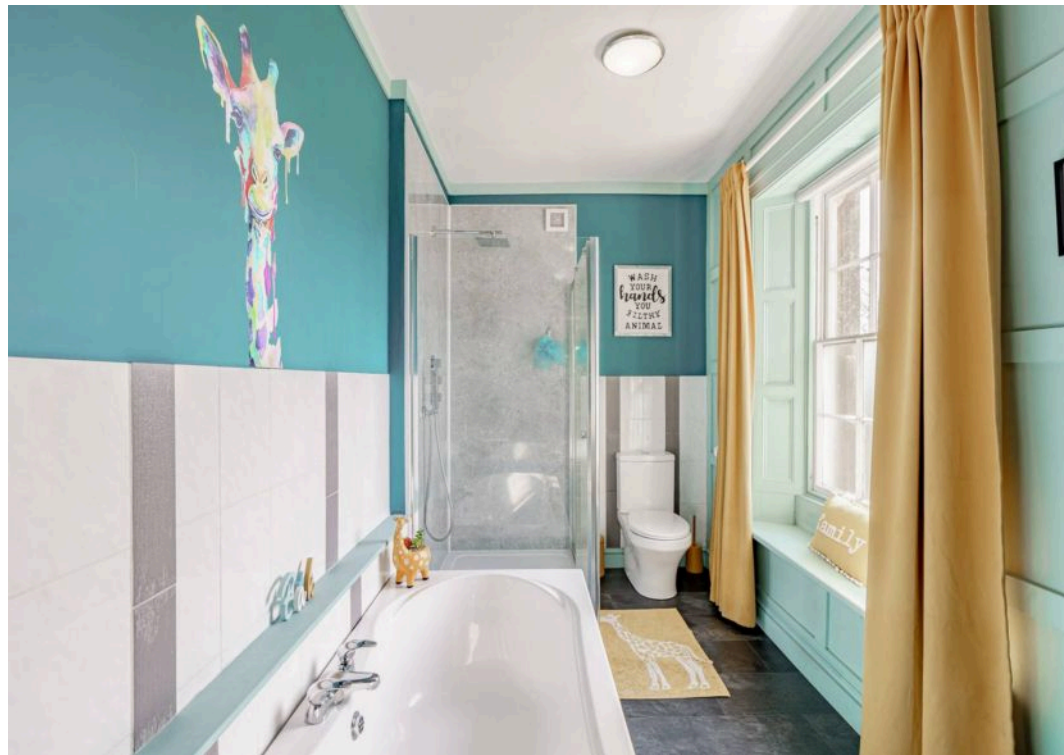




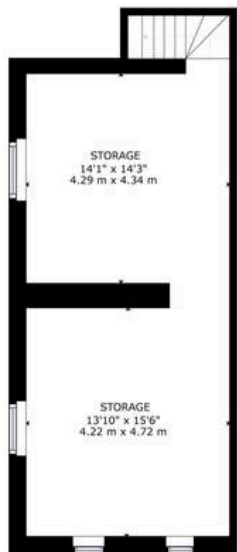












FLOOR 1



FLOOR 2

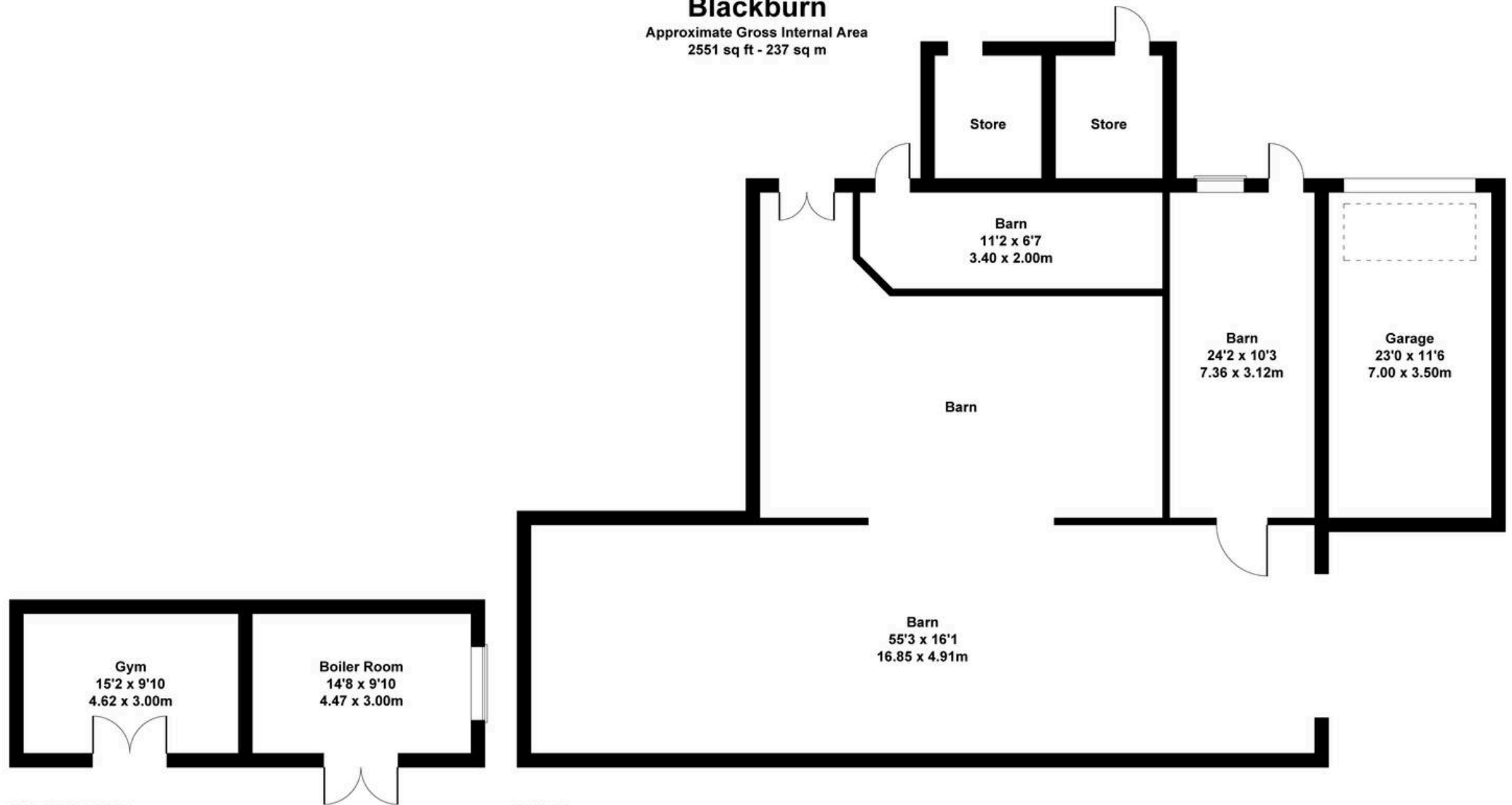


FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 498 sq ft, 46.3 m² FLOOR 2: 1784 sq ft, 165.76 m² FLOOR 3: 1630 sq ft, 151.39 m²
 TOTAL: 3912 sq ft, 363.45 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Blackburn

Approximate Gross Internal Area
2551 sq ft - 237 sq m



OUTBUILDING

BARN

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: G

Services: Blackburn House is served by mains water, mains electricity and mains drainage. Heating is provided by a biomass fired central heating system. Broadband is connected and mobile signal is good.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band F.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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